

PT OF SW1/4 OF NW1/4
OF SEC 15-2N-23E
OR 288/497 & PT OR 513/1277

CREWS CATHERINE
21981 CREWS RD
HILLIARD, FL 32046-5033

2024

15-2N-23-0000-0007-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	08	WD ON PLY 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09

NEIGHBORHOOD/LOC		9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100	1,738	141,119
FCP	420	25	105	8,526
FOP	155	30	46	3,735
UGR	780	45	351	28,500
UST	180	45	81	6,577
TOTALS	3,273		2,321	188,456

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	515.00	SF	6.50	6.50
3	0940	SHEDS/PORT	0 100	0	0	80.00	SF	30.00	30.00
4	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00
5	0940	SHEDS/PORT	0 100	12	12	144.00	SF	21.30	21.30
6	0680	POLE SHED	0 100	26	14	364.00	SF	5.00	5.00
7	0202	BARN WD 30	0 100	0	0	2,054.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,321	108.1920	102.78	238,552	1980	1995	0	0	21.00	79.00
1 SINGLE FAM - 100% - 1981 Heated Area: 1738 HX Base Yr 1981											
21981 CREWS RD, HILLIARD											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						06/13/2023 MLU					

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0810	CONCRETE A	0 100	0	0	515.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,088	
3	0940	SHEDS/PORT	0 100	0	0	80.00	SF	30.00	30.00	100	1990	1990	3	20	480	
4	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1989	1989	3	20	1,000	
5	0940	SHEDS/PORT	0 100	12	12	144.00	SF	21.30	21.30	100	1987	1987	3	20	613	
6	0680	POLE SHED	0 100	26	14	364.00	SF	5.00	5.00	100	1985	1985	3	20	364	
7	0202	BARN WD 30	0 100	0	0	2,054.00	SF	15.00	15.00	100	1999	1999	3	27	8,319	

TOTAL OB/XF													13,492		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
05 OR	0.00	0.00	2.00	AC		1.00	1.00	0.60	30,000.00	18,000.00					
Total Acres: 2.00			Total Land Value: 36,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6					Tax Dist:						
BUILDING MARKET VALUE					188,456						
TOTAL MARKET OB/XF VALUE					13,492						
TOTAL LAND VALUE - MARKET					36,000						
TOTAL MARKET VALUE					237,948						
SOH/AGL Deduction					93,077						
ASSESSED VALUE					144,871						
TOTAL EXEMPTION VALUE					HX HB WX SL		144,871				
BASE TAXABLE VALUE					0						
TOTAL JUST VALUE					237,948						
NCON VALUE					0						
INCOME VALUE											
PREVIOUS YEAR MKT VALUE					230,702						